

172.0

0002

0015.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
579,500 / 579,500
579,500 / 579,500
579,500 / 579,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DUFFY DONNA M	
Owner 2:	
Owner 3:	

Street 1: 34 OAK HILL DR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: WEVER MICHAEL B -	
Owner 2: ARES DONNA M -	
Street 1: 37 WILBUR AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.	

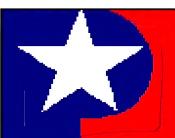
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4043		Sq. Ft.	Site		0	70.	1.34	6									378,902							378,900

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4043.000	200,600		378,900	579,500		113763
							GIS Ref
							GIS Ref
							Insp Date
							07/28/18

**Patriot**

Properties Inc.

USER DEFINED

Prior Id # 1:	113763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	16:40:45
LAST REV Date	Time
07/30/18	11:55:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	200,600	0	4,043.	378,900	579,500		Year end	12/23/2021
2021	101	FV	193,400	0	4,043.	378,900	572,300		Year End Roll	12/10/2020
2020	101	FV	193,400	0	4,043.	378,900	572,300	572,300	Year End Roll	12/18/2019
2019	101	FV	183,400	0	4,043.	373,500	556,900	556,900	Year End Roll	1/3/2019
2018	101	FV	183,400	0	4,043.	286,900	470,300	470,300	Year End Roll	12/20/2017
2017	101	FV	183,400	0	4,043.	270,600	454,000	454,000	Year End Roll	1/3/2017
2016	101	FV	183,400	0	4,043.	249,000	432,400	432,400	Year End	1/4/2016
2015	101	FV	171,000	0	4,043.	232,800	403,800	403,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEVER MICHAEL B	1341-45		7/24/2007	Family		1	No	No	
BUCKLEY GEORGE	1250-60		3/29/2002		340,000	No	No		
	614-174		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2018		Inspected						PH Patrick H
6/15/2018		MEAS&NOTICE						BS Barbara S
10/20/2008		Meas/Inspect						345 PATRIOT
8/2/2002		MLS						MM Mary M
1/27/2000		Inspected						276 PATRIOT
12/28/1999		Measured						256 PATRIOT
7/19/1993								RV

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	PH	Patrick H
6/15/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
8/2/2002	MLS	MM	Mary M
1/27/2000	Inspected	276	PATRIOT
12/28/1999	Measured	256	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

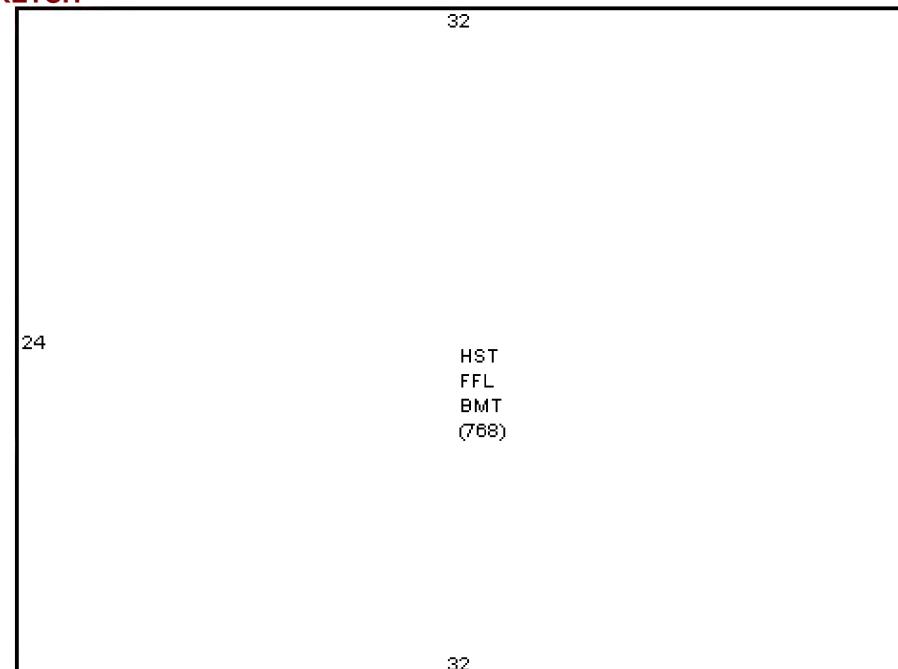
Full Bath	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

32



24

HST
FFL
BMT
(768)

24

32

4

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1958
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	15 %
	Total: 26.4 %
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AG - Avg-Good

26. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

26.4 %

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.35000002

Const Adj.: 1.00550008

Adj \$ / SQ: 149.317

Other Features: 55000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 272596

Depreciation: 71965

Depreciated Total: 200631

BATH FEATURES

Full Bath	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 6 BRs: 3 Baths: 1 HB

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	6	3	

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	59.350	45,583	BMT	100	RRM	50	A	
FFL	First Floor	768	149.320	114,675						
HST	Half Story	384	149.320	57,338						
Net Sketched Area: 1,920			Total: 217,596							
Size Ad	1152	Gross Area	2304	FinArea	1536					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1980	0.00	T	31.2	101						

More: N

Total Yard Items:

Total Special Features:

Total: